

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131112/FO/2021

Date registered valid: 19 July 2021

Proposal: Erection of a single storey containerised battery Energy Storage System (ESS) and associated works adjacent to Aines Street boundary

Address: Outer Space Studios , Vaughan Street, Manchester, M12 5FQ

Ward(s): Ardwick Ward

Applicant: Mr Dipak Shah Ameresco Limited 3rd Floor, 14-16 Dowgate Hill, London, EC4R 2SU

Agent (if any): Mr David Tye Paul Butler Associates Ltd 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 September 2021

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit:

Standard consultations:

Printed: 22 July 2021 Expired: 12 August 2021

Neighbour notifications

Printed: 22 July 2021 Expired: 12 August 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

This application relates to the site of Outer Space Studios which is a purpose built facility for high end TV, film and commercial production, which sits alongside its sister facility 'Space Studios'. The two facilities combined offer more than 85,000 square feet of high spec stages plus purpose designed dressing and make up facilities, laundry, prop storage / workshops and extensive parking. The two groups of buildings are arranged to either side of a central dedicated car park.

Although enjoying a complementary relationship 'Space Studios' and 'Outer Space Studios' were approved and implemented at different times and have evolved as two separate facilities. The approval for 'Space Studios' (102895/VO/2013/N2) was granted in 2013 and the approval for 'Outer Space Studios' (112014/VO/2016/N2) was granted in 2016 within an entirely separate development site boundary.

Outer Space Studios lie to the east and south of the dedicated parking area and the buildings are grouped in an 'L' shaped siting with frontages to Wenlock Way and Aines Street. Outer Space Studios are open 7 days a week with 24 hour access in some areas.

The site benefits from a recent prior approval for the installation of solar photovoltaic (PV) equipment (130665/P14J/2021)

In the South-East corner of the site, on a piece of grassed land, between the building and the Aines Street boundary, it is proposed to install a metal structure to form a containerised battery

energy storage system, that will allow energy generated by the solar panels to be stored on site until required for use within the building. The unit would be approximately 2.6 metres in height, with a footprint of approximately 2.4 metres x 6 metres. The unit would be of a metal construction with a black finish to match the existing building.

Consultations & Notification Responses

Local residents - No comments received.

Highway Services - Makes the following comments:

Highways have no objections regarding the proposed erection of a single storey containerised battery Energy Storage System (ESS) and associated works. The equipment will be placed on private land. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

Strategic Area and Citywide Planning Manager - Recommends that a condition is attached, to any permission, in relation to the acoustic insulation of the proposed unit.

Flood Risk Management Unit - Makes the following comments:

The drainage of the site can be approved and they have the following recommendation:

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

This recommendation has been provided to the applicant as an informative.

Greater Manchester Police - Make the following recommendations:

The steel shipping container that houses the battery energy system should be constructed from robust, anti-corrosive steel to withstand damage and penetration. Any steel doors should be fitted with a high security locking system that uses a steel shroud to protect the lock from bolt-croppers, angle grinders, chisels and other methods of forced entry.

Sold Secure Gold rated closed-shackle padlocks should be used to secure the container doors and shutters.

These recommendations have been provided to the applicant as an informative.

Issues

National Planning Policy Framework (July 2021) - Sets out the Government's Planning Policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that achieving sustainable development means that the planning system has 3 overarching objectives:

An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land, of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy

It states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;

b) are visibly attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. paragraph 127).

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents
- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Unitary Development Plan - The site is unallocated in the plan.

Saved policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Principle of development - The applicant states that the driver for this project is maximising long term carbon savings for the site and the project involves retrofitting an ESS system to complement and support the solar panel installation at the site. The proposed development would see the solar PV, at the building, supported by a battery storage system for increased self-consumption by utilizing more of the generated energy on-site. The proposal therefore would represent an energy efficiency upgrade, which aligns with Council objectives. Locating the proposed plant internally was considered but this was not considered to be practicable. The proposed development is therefore considered to be acceptable in principle.

Visual impact of works - The proposed structure would have a height of approximately 2.6 metres, which is below the height of the boundary fence. Also the unit would be painted black, and seen against the backdrop of a black building, so from Aines Street, there would be no significant visual difference, compared to the existing situation. In addition, there is significant tree/shrub planting around the site boundary, which would provide some screening of the unit. Overall the visual impact of the proposed development is therefore considered to be minimal.

Residential amenity/noise – There is the potential for noise from the proposed unit and Environmental Health consider that acoustic measures need to be in place to reduce any potential noise disturbance to residents. A condition is proposed, which the applicant considers to be achievable and the proposed condition has been accepted.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Discussions have taken place with the applicant through the course of the application, particularly in respect of potential acoustic controls for the proposed development. The current proposal is considered to be acceptable and therefore determined within a timely manner. Also the applicant has agreed the proposed acoustic condition.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site location plan

Absolute Design and Equipment Specification document

Letter from Paul Butler Associates dated 15 July 2021

Drawing number ABS994 007 rev 01 and 10850-20-00-PL-DWG-0005 rev 0

All stamped as received by the City Council, as Local Planning Authority, on 19 July 2021

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

3) The proposed unit shall have a black finish, to match the existing adjoining Outer Space building, in accordance with the letter. from Paul Butler Associates, dated 15 July 2021.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

2) The steel shipping container that houses the battery energy system should be constructed from robust, anti-corrosive steel to withstand damage and penetration. Any steel doors should be fitted with a high security locking system that uses a steel shroud to protect the lock from bolt-croppers, angle grinders, chisels and other methods of forced entry. Sold Secure Gold rated closed-shackle padlocks should be used to secure the container doors and shutters.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

92 Wenlock Way, Manchester, M12 5TG
13 Lilford Close, Manchester, M12 5UD
Flat 310, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 109, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 108, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 103, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 202, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 201, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
72 Wenlock Way, Manchester, M12 5TG
74 Wenlock Way, Manchester, M12 5TG
76 Wenlock Way, Manchester, M12 5TG
84 Wenlock Way, Manchester, M12 5TG
82 Wenlock Way, Manchester, M12 5TG
68 Wenlock Way, Manchester, M12 5TG
66 Wenlock Way, Manchester, M12 5TG
70 Wenlock Way, Manchester, M12 5TG
78 Wenlock Way, Manchester, M12 5TG
64 Wenlock Way, Manchester, M12 5TG
90 Wenlock Way, Manchester, M12 5TG
86 Wenlock Way, Manchester, M12 5TG
80 Wenlock Way, Manchester, M12 5TG
11 Lilford Close, Manchester, M12 5UD
88 Wenlock Way, Manchester, M12 5TG
1 Whitestone Road, Manchester, M12 5TZ
Flat 309, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 209, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 205, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 104, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 3, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 303, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 301, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 206, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 203, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 104, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 4, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 307, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 203, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 101, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 304, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 1, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 6, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 5, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 202, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 4, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 2, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 305, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW

Flat 204, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 103, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 2, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 306, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 207, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 204, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 107, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 8, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 7, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 5, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 1, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 303, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 306, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 106, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 308, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 210, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 110, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 105, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 9, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 6, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 302, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 205, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 105, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 102, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 302, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 301, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 208, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 106, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 101, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW
Flat 305, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 304, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 201, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 102, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 10, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 206, Regent Court, 131 Wenlock Way, Manchester, M12 5BS
Flat 3, Cosgrove House, 130 Wenlock Way, Manchester, M12 5AW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH2